



90 Linslade Street, Swindon, SN2 2BN  
£265,000

SWINDON  
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Situated on Linslade Street in Rodbourne, this terraced house is well presented and boasts two inviting reception rooms, perfect for both relaxation and entertaining. The living room features a cosy log burner, creating a warm and atmosphere and saving on the heating bills during the colder months.

This home comprises three double bedrooms, providing ample space for family living or accommodating guests. The well-appointed bathroom with separate shower and bath ensures convenience for all residents.

One of the standout features of this property is the garage, which has been thoughtfully divided into a storage area and a versatile office or studio space. This unique addition is ideal for those who work from home or require a creative space.

Situated in a prime location, the house is conveniently close to local schools and a variety of amenities, making it an excellent choice for families and professionals alike. With its appealing features and desirable location, this property presents a wonderful opportunity for anyone looking to settle in Swindon.

#### **Entrance Hall**

2'11" x 11'1" (to stairs) (0.91 x 3.4 (to stairs))

Composite entrance door, stairs to first floor, radiator, door to dining room

#### **Dining Room**

10'5" x 10'3" (3.18 x 3.13)

Bay window to front, archway to living room, radiator

#### **Living Room**

11'3" x 12'4" (3.43 x 3.76)

Window to rear, under stairs storage cupboard, wood burning stove, radiator, door to kitchen





### **Kitchen**

8'1" into 5'5" x 20'5" (2.48 into 1.66 x 6.24)

Window to rear, velux skylight, uPVC double doors to garden, integrated under counter fridge, integrated under counter freezer, space for fridge/ freezer, integrated dishwasher, integrated washing machine, space for tumble dryer, integrated electric oven with 5 burner gas hob and extractor fan over, one and half basin sink, two radiators

### **W.C.**

2'4" x 5'10" (0.73 x 1.8)

Window to side, wc, radiator

### **Stairs & Landing**

4'11" x 12'4" (1.52 x 3.77)

Doors to bedroom 1 and 2, door to bathroom, stairs to second floor

### **Bedroom One**

13'9" x 10'2" (4.2 x 3.12)

Window to front, built in wardrobes, radiator

### **Bedroom Two**

8'6" x 12'4" (2.6 x 3.77)

Window to rear, radiator

### **Bathroom**

8'9" x 9'3" (2.67 x 2.83)

Window to rear, shower cubicle, pedestal wash basin, freestanding roll top bath, WC, ideal combi boiler, heated towel rail

### **Bedroom Three**

13'11" x 9'1" (4.25 x 2.79)

Window to rear aspect, radiator

### **Garden Room/ Office**

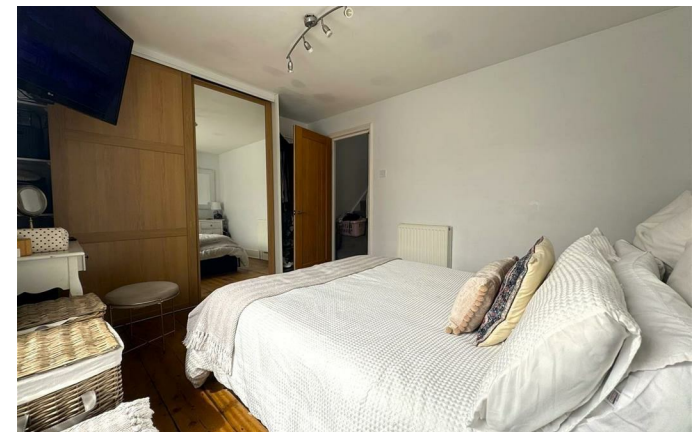
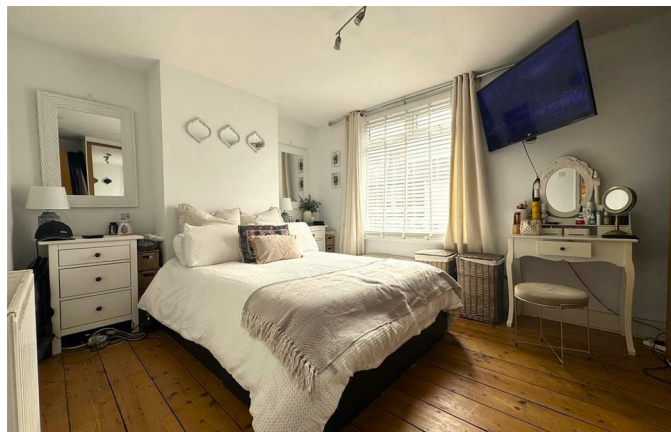
11'1" x 7'5" (3.38 x 2.28)

Power and light

### **Garage/ Storage**

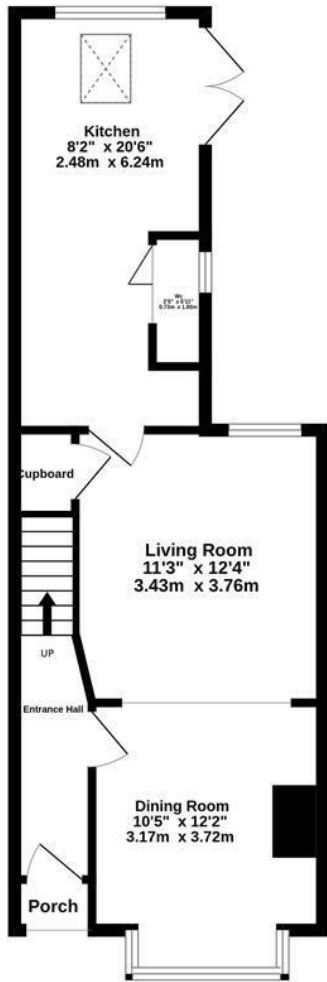
12'5" x 8'3" (3.81 x 2.52)

Power and light





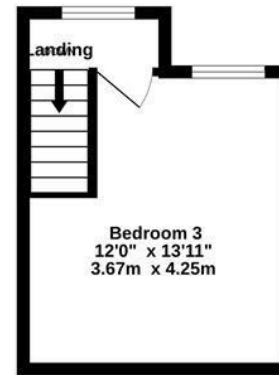
GROUND FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.

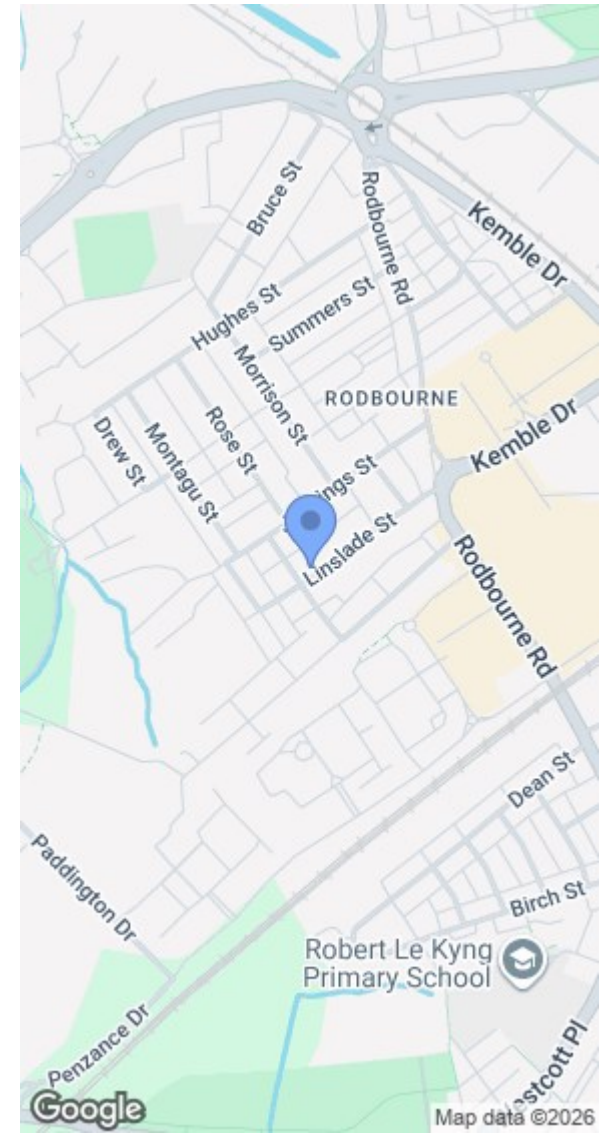


2ND FLOOR  
178 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	